

CITY OF VERNON
BRITISH COLUMBIA



OKANAGAN HILLS NEIGHBOURHOOD PLAN

MARCH 2004

PREPARED BY

EKISTICS

WITH THE ASSISTANCE OF



TABLE OF CONTENTS

OKANAGAN HILLS NEIGHBOURHOOD PLAN

PLAN VERNON AMENDMENT BYLAW NO. 4827, 2004

	EXECUTIVE SUMMARY.....	I
1	OVERVIEW.....	1
1.1	FRAMEWORK FOR MANAGING CHANGE.....	1
1.2	NEIGHBOURHOOD PLAN AREA.....	1
1.3	RELATIONSHIP TO THE OFFICIAL COMMUNITY PLAN.....	5
2	VISION.....	7
2.1	PLANNING PRINCIPLES.....	8
2.2	NEIGHBOURHOOD CONCEPT PLAN.....	9
3	LAND USE ELEMENTS.....	12
3.1	TOURIST COMMERCIAL.....	12
3.2	RESIDENTIAL LOW DENSITY.....	13
3.3	PARKS & ENVIRONMENTAL NETWORK.....	15
3.4	PUBLIC & INSTITUTIONAL.....	20
3.5	TRANSPORTATION.....	20
3.6	UTILITIES.....	21
3.7	NEIGHBOURHOOD PLAN LAND USE SUMMARY.....	24
4	DEVELOPMENT PERMIT AREAS.....	26
4.1	ENVIRONMENTAL OBJECTIVES.....	26
4.2	MULTIPLE FAMILY RESIDENTIAL OBJECTIVES.....	26
4.3	TOURIST COMMERCIAL OBJECTIVES.....	27
4.4	GUIDELINES TO ACHIEVE OBJECTIVES.....	27
5	SCHEDULES	
	SCHEDULE A : LAND USE PLAN	
	SCHEDULE B : PARK & ENVIRONMENTAL NETWORK PLAN	
	SCHEDULE C : STREET HIERARCHY PLAN	
	SCHEDULE D : WATER DISTRIBUTION PLAN	
	SCHEDULE E : DRAINAGE MASTER PLAN	
	SCHEDULE F : SANITARY SEWER PLAN	

LIST OF FIGURES

FIGURE 1	: OKANAGAN HILLS NEIGHBOURHOOD WITHIN THE CITY OF VERNON.....	2
FIGURE 2	: OKANAGAN HILLS NEIGHBOURHOOD PLAN AREA	3
FIGURE 3	: OKANAGAN HILLS TRAFFIC CONTEXT PLAN.....	4

LIST OF TABLES

TABLE 1	: OKANAGAN HILLS DEVELOPMENT SUMMARY.....	24
TABLE 2	: OKANAGAN HILLS LAND USE SUMMARY.....	25

APPENDICES

APPENDIX A	: ENVIRONMENTAL SUMMARY
APPENDIX B	: TRAFFIC SUMMARY
APPENDIX C	: ENGINEERING SUMMARY
APPENDIX D	: HILLSIDE STREET STANDARDS
APPENDIX E	: PHYSICAL INVENTORY
APPENDIX F	: PUBLIC CONSULTATION SUMMARY
APPENDIX G	: OKANAGAN INDIAN BAND COMMENTS
APPENDIX H	: CONSULTING TEAM

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 4827

A bylaw to amend the City of Vernon
Plan Vernon Bylaw Number 4676

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the "Plan Vernon Bylaw Number 4676, 2001";

AND WHEREAS all persons who might be affected by this amending bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council in accordance with the provisions of the Local Government Act;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Okanagan Hills Neighbourhood Plan – Plan Vernon Amendment Bylaw Number 4827, 2004".
2. That Plan Vernon Bylaw Number 4676, 2001, as amended, is hereby further amended as follows:
 - a) by adding to the Addenda "7. Okanagan Hills Neighbourhood Plan," ;
 - b) by listing Bylaw #4827 on the Summary of Amendments to Plan Vernon;
 - c) by adopting the Okanagan Hills Neighbourhood Plan, as part of Plan Vernon Bylaw Number 4676, attached hereto as Schedule "A".

BYLAW 4827

3. Plan Vernon Bylaw Number 4676 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 26th day of January, 2004.

READ A SECOND TIME this 26th day of January, 2004.

PUBLIC HEARING held this 9th day of February, 2004.

READ A SECOND TIME, AS AMENDED, this 8th day of March, 2004.

SECOND PUBLIC HEARING held this 22nd day of March, 2004.

READ A THIRD TIME this 13th day of April, 2004.

ADOPTED this 13th day of April, 2004.

Mayor:



Clerk:



**OKANAGAN HILLS
NEIGHBOURHOOD PLAN**
VERNON, BC

LAND USE PLAN

MARCH 2004

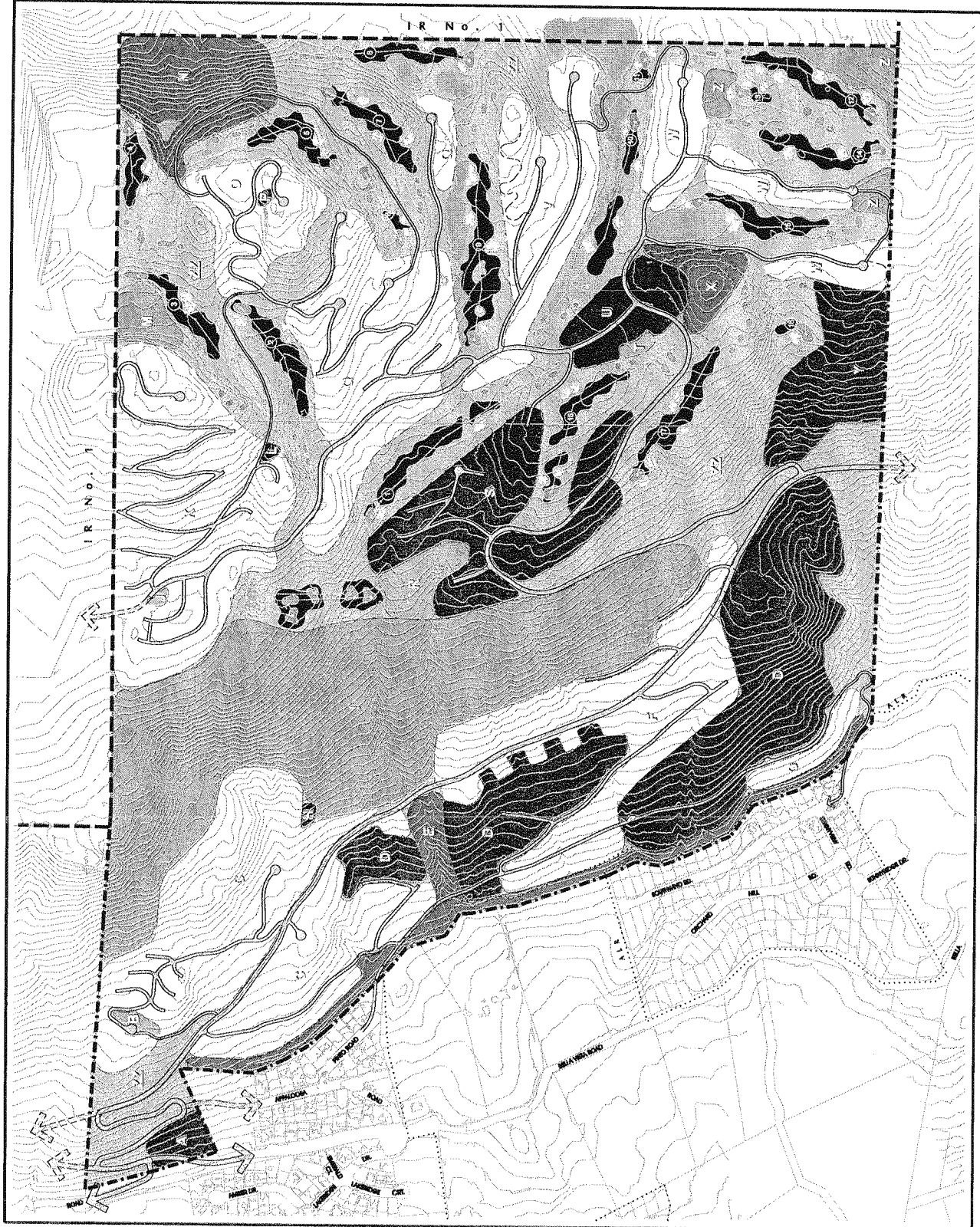
LEGEND

- City of Vernon Boundary
- Neighbourhood Plan Area
- Residential Low-Density
- Tourist Commercial
- Public Park
- Environmental Reserve
- Resort Park
- Conservation Areas
- Golf Course
- Public & Institutional
- Proposed Roadways



ORIGINAL SCALE 1:7500
0 30 60 90 120 150 180 210 240 270 300 M

Schedule "A"
Attached hereto and forming part of
Bylaw #4827



EXECUTIVE SUMMARY

1.0 OVERVIEW

The Okanagan Hills Neighbourhood Plan establishes a land use and servicing framework for the future development of a unique hillside resort community. The Plan sets a high standard for development in the Bella Vista Highlands that conforms to the overall development policies outlined in the City of Vernon's Official Community Plan. Following detailed analysis, the Plan reconciles issues of land use, density, infrastructure, parks and environmental protection for the future rezoning and development of the Okanagan Hills community.

2.0 LOCATION & DEVELOPMENT VISION

- Located along the current northern edge of the City's municipal boundary, Okanagan Hills is situated 3.5 km west of Vernon's urban centre in the Bella Vista highlands, framed by Indian Reserve No. 1 to the north and west, Tronson Properties to the west, the O'Keefe Range to the east, and agriculture lands along with the subdivisions of Sunnyview and Appaloosa along the south (**Figure 1 – Okanagan Hills Neighbourhood within the City of Vernon**).
- The Neighbourhood Plan Area, encompassing 297 hectares (735 acres), proposes a hillside residential resort community occupying a portion of the Bella Vista highlands. The resort community is composed of a diversity of low-density residential uses and resort commercial opportunities, a working vineyard, retail winery and an integrated network of parks and trails surrounding the open fairways of an 18-hole championship golf course (**Schedule A – Land Use Plan**).

3.0 SITE INVENTORY & ANALYSIS

- The southern half of the plan area consists of steep predominantly south-facing slopes ranging from 20-50%. At 650 metres, these slopes transition to more gentle terrain along a series of knolls and terraces that afford spectacular views of Lake Okanagan and beyond to the surrounding hillsides (**Slope Analysis & Orientation – Appendix E**).
- Okanagan Hills' landscape is characterized by open grass range lands, punctuated by rocky knolls, forested gullies & saline wetlands (**Landform Analysis – Appendix E**). While sagebrush grasslands occupy 75% of the plan area, most have experienced significant disturbance through over-grazing and weed infestation.

4.0 LAND USE SUMMARY

- A championship 18-hole golf course has been thoughtfully set into the rugged terrain, offering spectacular lakeview play. The course winds through the clustered neighbourhood terraces and narrow glens, beginning and terminating at the proposed Village Centre.
- The Plan proposes an ultimate development yield of 1210 dwelling units, composed of both residential dwellings and resort commercial accommodation. While the majority of development is proposed for the plateaus, several low-density residential precincts are situated along the southern portion of the plan area.
- **Residential Low-Density** development accounts for approximately 32% (94 hectares) of the total resort area. The design proposes a diversity of forms, including detached single-family, ground-oriented row-homes, estate villas, and village lodges.
- **Tourist Commercial** lands account for 15% or 45 hectares of the total resort area. The Village Centre, situated on the central plateau with an associated 150-room hotel, clubhouse and higher density residential land uses. Additional Tourist Commercial opportunities are provided by the vineyard and retail winery.
- **Estate Winery** and working vineyards are proposed for the south facing slopes above Bella Vista road promoting agri-tourism, chemical free vineyards.

5.0 PARKS & ENVIRONMENT

- Parks and Open Spaces account for approximately 53% or 156 hectares (387 acres) of Okanagan Hills lands (**Schedule B - Parks & Environmental Network Plan**). Publicly dedicated Environmental Reserve and Conservation Areas totaling 138 hectares (342 acres) serve to protect important landscapes and provide unmatched recreation opportunities for both residents and visitors alike.
- The proposed centerpiece of the parks and environmental network is the 37 hectare (91 acre) Rangeland environmental reserve located on the south facing benchlands that will serve to protect sensitive open grasslands, preserve view corridors and support east-west wildlife movement.
- The publicly dedicated Grey Canal Park will provide a universally accessible recreational path that will connect with the regional *'Ribbons of Green'* Trail System.
- Lands with slopes steeper than 30% will be protected through designated Hillside Protection Area restrictive covenants to minimize disturbance, address slope erosion and protect sensitive terrain features.

6.0 TRANSPORTATION

- Hillside Street Standards are proposed to minimize the physical, visual and environmental impacts of development. These standards are also intended to minimize night time ambient light so as to preserve the rural experience of the Bella Vista Highlands (**Appendix D**).
- Primary resort access is provided along the proposed main arterial street via Bella Vista Road, designed so as to connect to the future long-range Scott Road Truck Route to the east, if required, and Upper Tronson Road to the west.
- A coherent street hierarchy includes a main community collector leading to the Resort Village and an east-west collector street providing access to the Summit and Western Rise neighbourhoods. Where ever possible, emergency access routes have been designed to create critical linkages between clustered neighbourhoods (**Schedule C – Street Hierarchy Plan**).
- A network of public and resort paths and accessible trails provide pedestrian & recreational circulation between the three public parks and resort village.

7.0 SERVICING

- The proposed development will be serviced by the domestic water source available through Bella Vista Road as part of the planned Kalamalka Lake extension (**Schedule D – Water Distribution Plan**); a series of three reservoirs will service the resort development and provide fire flow pressure for this portion of the Bella Vista highlands.
- Storm water is proposed to be accommodated on site through an open water system; detention facilities will assist in the regulation of post-development flows (**Schedule E – Drainage Master Plan**).
- Okanagan Hills will incorporate an integrated spray irrigation program utilizing reclaimed water for residential & golf course irrigation.
- All lots will be serviced by a sanitary sewer connected to the existing City sewer system via the Lakeridge Estates below Bella Vista Road (**Schedule F – Sanitary Master Plan**). Okanagan Hills will also be serviced with underground hydro, telephone, cable and gas.

1 OVERVIEW

1.1 FRAMEWORK FOR MANAGING CHANGE

As the first Neighbourhood Plan in the Bella Vista Range, the Okanagan Hills Neighbourhood Plan seeks to set a high standard of hillside development. Site-specific design and hillside development standards will ensure that sensitive grasslands and natural features are protected while managing future growth. With its spectacular highland location and close proximity to downtown Vernon, the resort residential community will support a diversity of low-density resort residences, village tourist commercial amenities, 18-hole golf course and unique opportunities for agri-tourism in the form of estate winery and working vineyards. The Okanagan Hills Neighbourhood also provides connections with adjacent subdivisions to the south while designating the historic Grey Canal as a public park.

In light of the potential demands imposed by future growth in residential areas designated by the City of Vernon, the Okanagan Hills Neighbourhood Plan is intended to guide land use and servicing decisions to effectively manage change while preserving the Bella Vista landscape. Conforming to the development policies outlined in *Plan Vernon*, this plan imparts detailed planning to reconcile land use, density, infrastructure and implementation issues, serving as the foundation for future rezoning and subdivision.

1.2 NEIGHBOURHOOD PLAN AREA

The Okanagan Hills Plan area is located approximately 3.5 kilometres west of Vernon's city centre within the Bella Vista highlands, between the northern and eastern arms of Okanagan Lake (**Figure 1 - Okanagan Hills Neighbourhood within the City of Vernon**). Framed by Vernon's municipal boundary to the north and west, Okanagan Hills is considered a future growth area for the accommodation of low-density development, as designated in *Plan Vernon* (Bylaw No. 4084). The southern boundary of the plan area is roughly parallel to Bella Vista Road, which provides primary access to the hillside community. North of Bella Vista, the existing single-family residential subdivisions of Appaloosa and Sunnyview frame the proposed Neighbourhood Plan area on its southern edge. The northern and western property boundary abuts Okanagan Indian Reserve No.1. To the east, the Okanagan Hills Neighbourhood Plan area is adjoined by privately owned undeveloped ranchlands outside of the Agricultural Land Reserve (**Figure 2 – Okanagan Hills Neighbourhood Plan Area**). The Okanagan Hills Neighbourhood Plan area is currently accessed by Tronson and Bella Vista Roads leading from the Lake to Vernon's City Centre. Long-range access is also proposed in the Official Community Plan along Scott Road (**Figure 3 – Traffic Context Plan**).

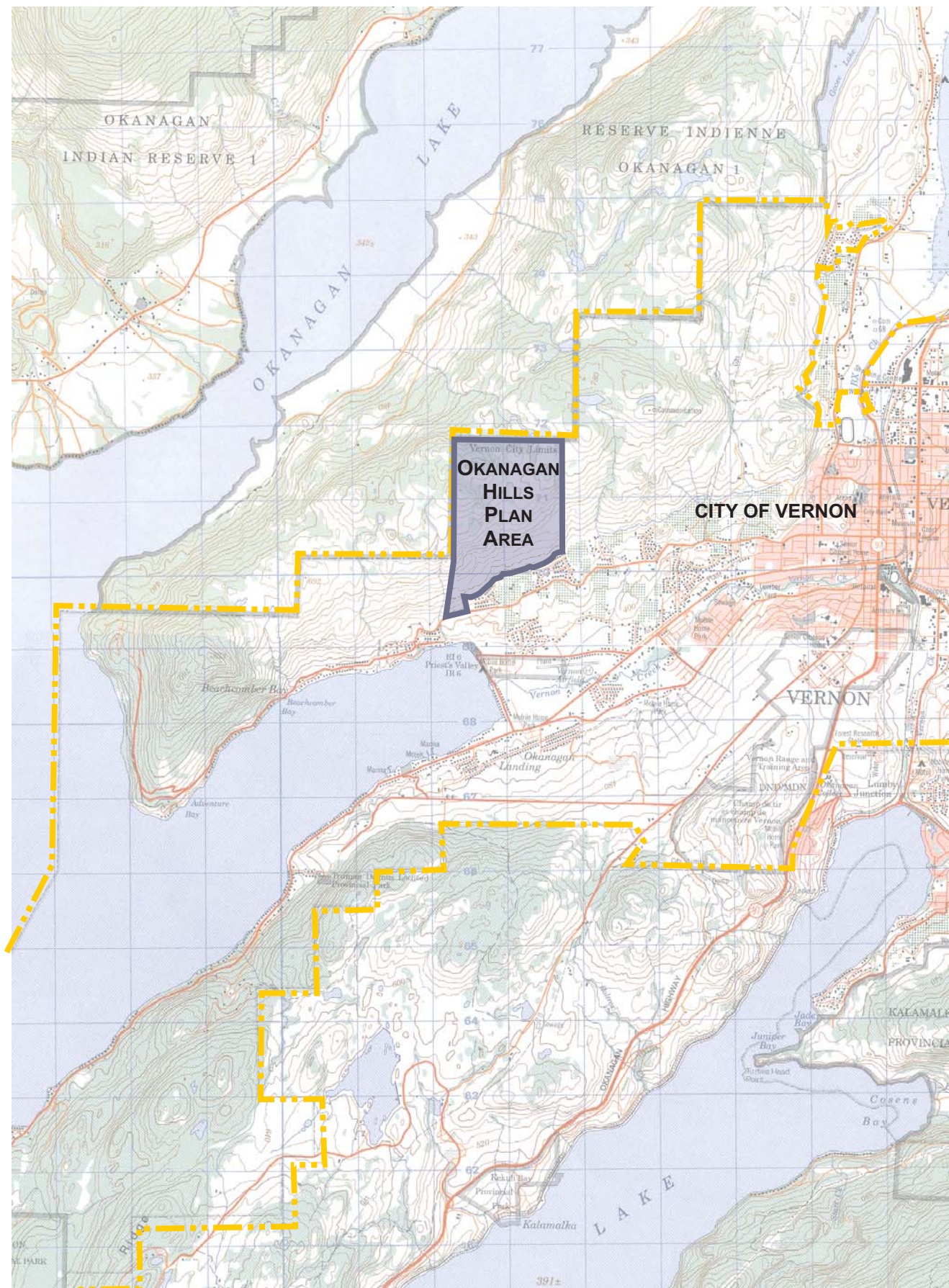


Figure 1: Location of Okanagan Hills within the City of Vernon



Figure 2: Okanagan Hills Neighbourhood Plan Area

OKANAGAN HILLS
NEIGHBOURHOOD PLAN

VERNON, BC

Figure 3
TRAFFIC
CONTEXT PLAN

MARCH 2004

LEGEND

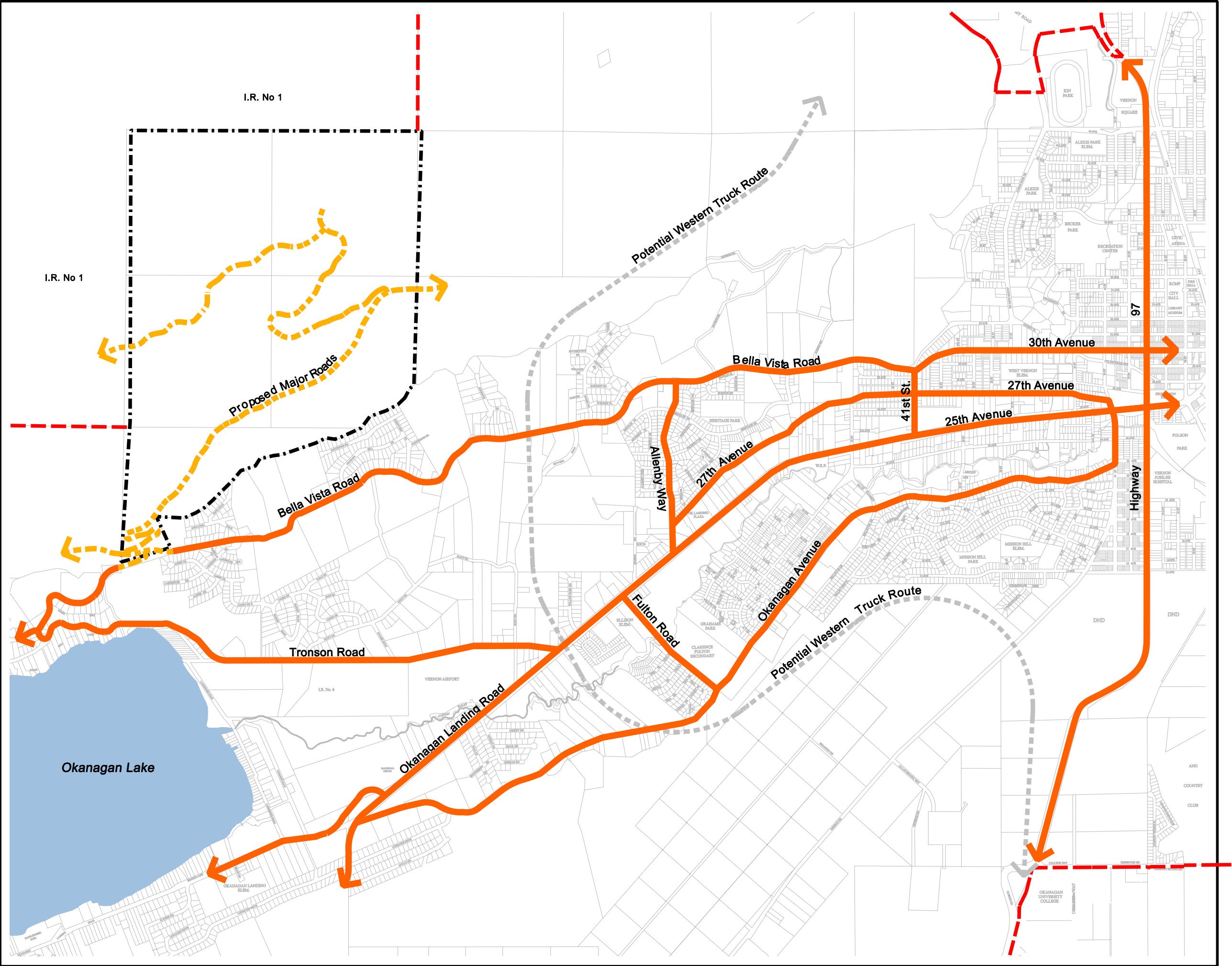
- City of Vernon Boundary
- Neighbourhood Plan Area
- Existing Major Roads
- Proposed Major Roads
- Potential Long Range Roads



ORIGINAL SCALE 1:20000



CITY OF VERNON
BRITISH COLUMBIA



1.3 RELATIONSHIP TO THE OFFICIAL COMMUNITY PLAN

1.3.1 Official Community Plan

The Official Community Plan (OCP) of the City of Vernon, *Plan Vernon*, contains the City's long-range planning policies intended to guide its future development. *Plan Vernon* presents a general vision outlining the City's broad objectives for addressing the form and character of existing and future land use, transportation patterns, and infrastructure provision. Central to this vision is the protection of the City's agricultural lands and significant environmental areas, the strengthening of the downtown economy, and the development of new economic opportunities, such as agri-tourism and destination tourism on Lake Okanagan.

To guide future development, *Plan Vernon* requires the preparation of detailed Neighbourhood Plans for areas that are expected to accommodate a significant population. Neighbourhood Plans are prepared prior to development approval to ensure that future development respects and contributes to the larger neighbourhood and its surrounding natural setting. *Plan Vernon* specifies the plan elements that should be considered and the required process in preparing a Neighbourhood Plan (**Policy A9 & A10**).

1.3.2 Okanagan Hills Neighbourhood Plan

As a designated future Urban Growth Area, tourist commercial and residential development in the Bella Vista Highlands requires the preparation of a Neighbourhood Plan to guide land use planning and servicing. The Okanagan Hills Neighbourhood Plan area is referenced in the Bella Vista Highlands Concept Plan (*Plan Vernon* – 1994), which designated several development nodes within the Neighbourhood Plan area. The Bella Vista Highlands Concept designated steep, largely non-developable areas between these urban growth nodes for Rural Agricultural and natural open space preservation.

The Okanagan Hills Neighbourhood Plan has been developed in the context of the 2001 Official Community Plan (OCP) Bylaw, with specific reference to the following policies regarding low-density residential, tourist commercial development, and parks and open space planning and development:

Low-Density Residential Policies

As discussed in *Plan Vernon* Policy Section A, the focus for new residential areas should be on sustainable community development, rather than the creation of indistinguishable subdivisions. New development should be of a size, scale and density that is compatible with its setting.

- Vernon's urban growth areas should be developed according to the density potentials outlined in the Official Community Plan to achieve maximum use of municipal infrastructure and to retain compact neighbourhood footprints (**Policy A1**).

- Detailed design standards may be developed in association with each Neighbourhood Plan to achieve the development vision and reflect the image and needs of the neighbourhood (**Policy A12**).

Tourist Commercial Policies

Plan Vernon Policy Section B encourages the development of small village commercial centers to provide important neighbourhood focal points as part of significant residential developments.

- To help create attractive vibrant commercial areas that foster the tourism potential in the city, the City of Vernon permits related land uses, such as hotels, cafes, restaurants and gift shops in areas designated as “Tourist Commercial” (**Policy B17**).
- Proposed commercial development precincts in Okanagan Hills will ultimately provide specialty retail, office, and community uses, in accordance with *Plan Vernon*’s recommendation to create village centres in new neighbourhoods for the convenience of both local residents and visitors (**Policy B23**).
- Diverse and self-supporting mixed land uses such as village commercial centres and gathering areas should be encouraged to minimize traffic (**Policy A31**).

Hillside Development Policies

General Hillside Development Guidelines outlined in *Plan Vernon* Policy Section A directs hillside development to occur in a manner that respects views, the Bella Vista landscape, wildlife habitats and addresses natural hazards associated with steep slopes.

- Development areas shall be directed to slopes of less than 30% and preservation areas identified before lots and roads are situated (**Policy A24**).
- Site-specific building design and architecture should compliment the hillside setting (**Policy A25**). The visual impact of new buildings should be minimized on steep slopes and larger buildings should be stepped back to respond to the hillside profile (**Policy A27**).
- Flexible road design standards are recommended to respond to site topography and reduce the environmental impact on hillsides while maintaining safety, access and operational capability (**Policy A28**).

Parks and Outdoor Recreation Policies

A major focus of park and trail development in new urban growth areas is the implementation and expansion of the pathway system outlined in the 1993

Ribbons of Green Trail System Plan so as to preserve areas of ecological significance while meeting the recreational needs of a growing population.

- *Plan Vernon* encourages the development of a significant system of parks and open spaces linked by continuous walking and cycling paths (**Policy E15**). The City of Vernon also endorses the 1993 *Ribbons of Green Trail System Plan*, which establishes a vision for linear parks, pathways and bikeways (**Policy E16**). The Grey Canal is identified as part of this proposed trail system, running east through the Coldstream Valley Estates and connecting with the East Vernon Trail. The western trail alignment is along the Blue Jay subdivision, south around Turtle Mountain and west following the right-of-way to Okanagan Lake.
- The Bella Vista Highlands are identified in the GVPRD Natural Area/Features Inventory, which is also endorsed by the City of Vernon (**Policy E22**).

Environmental Protection Policies

Policy Section F outlines *Plan Vernon* policies supporting the preservation of Vernon's environmental and heritage values through the environmental protection of sensitive areas and site-sensitive development.

- *Plan Vernon* requires that neighbourhood plans for new development conform to the requirements for Environmental Impact Assessments outlined by the Ministry of Water Land and Air Protection (**Policy F1 & F2**).
- Every effort must be made to protect areas of environmental sensitivity and to minimize disturbance to local vegetation and slopes in the construction of roads and buildings (**Policy F5**). These areas include ravines, rock outcrops and sensitive habitat, all of which are found on the Okanagan Hills site.

Plan Vernon policies have directly informed the preparation of the Okanagan Hills Neighbourhood Plan so as to create a vibrant residential and commercial centre for destination recreational and agri-tourism that compliments the spectacular Bella Vista landscape.

2 V I S I O N

The community design concept for Okanagan Hills reconciles land use, servicing, transportation, urban design, environmental and economic considerations necessary for the creation of a scenic hillside village and golf resort. The Plan has incorporated public input in the development of a shared vision for Okanagan Hills, one that successfully achieves the development intent set out in *Plan Vernon*. This vision promotes an innovative hillside development model based on sound principles for creating complete communities (Section 2.1).

The Okanagan Hills Neighbourhood development vision is predicated on the concept of sensitively integrating built form in a manner that protects the integrity

of the surrounding landscape. Grasslands, rocky outcrops, wetlands, prominent knolls and dramatic valley views afforded from highland terraces – all celebrated attributes of the Bella Vista Range - are integral to the proposed community. The proposed parks and environmental network, together with Hillside Development Standards, provide for the protection of natural features and environmentally sensitive areas.

The Plan proposes the development of a well-integrated mix of low-density resort residences surrounding a vibrant commercial village centre, 18-hole golf course and working vineyard. On the lower hillside above Bella Vista Road, single-family and multi-family residential precincts compliment and complete the existing Appaloosa and Sunnyview subdivisions. A variety of estate villas and cottages, as part of an estate working vineyard operation, support a retail winery located on a scenic hillside promontory on the eastern edge of the Neighbourhood Plan area. The vineyard, operating below the required 546 metre elevation, acts as an extension to the agricultural uses north of Bella Vista Road.

Above the steeply sloping hillside protected as environmental reserve, the majority of resort residential development is concentrated on the upper bench lands and northern plateau. Largely hidden from view, terraced single-family resort residences above an elevation of 675 metres compose the western rise, summit and eastern bowl precincts. Higher density resort residential apartments and lodges are focused in the Resort Village.

The Plan creates a vibrant social heart for the Okanagan Hills resort residential community, situated on a prominent hillside landing at the intersection of the main community collector streets. The Resort Village, with its hotel, clubhouse, public plaza and associated tourist commercial amenities, sits at the centre of the 18-hole championship golf course that winds through the upper neighbourhood terraces and narrow forested glens. Tourist commercial services and amenities for residents and visitors are provided within a 10-minute walking distance from each residential precinct.

An integrated network of public trails and resort pathways provide a variety of routes to explore the Okanagan Hills Neighbourhood. The Plan endeavours to re-establish essential connections with the land's history as a working landscape. Originally part of the O'Keefe and Greenhow Ranch lands, Okanagan Hills will connect to its past through the incorporation of appropriate design cues. As part of this integrated network of linear parklands and trails, the Grey Canal re-establishes an important east-west community link, following the alignment of the historic irrigation corridor that supported agricultural activity from Coldstream to Okanagan Landing.

2 . 1 P L A N N I N G P R I N C I P L E S

The Okanagan Hills Neighbourhood Plan has been developed and informed by the following principles for creating "Complete Communities":

- 1. Design Compact Pedestrian Oriented Neighbourhoods, providing:**
 - a coherent pattern of streets and uses;
 - improved accessibility, safety and pedestrian comfort; and,
 - slowed vehicular traffic.

2. **Achieve Well-Managed Growth, through:**
 - neighbourhood level planning; and,
 - the efficient use of capital resources.
3. **Integrate Parks and Environmental Areas, providing:**
 - public parks within an average five-minute walking distance; and
 - connectivity between neighbourhoods, parks and natural areas.
4. **Improve Environmental Health, through:**
 - restoration of sensitive habitats; and,
 - stewardship of natural and cultural resources.
5. **Develop Economically Viable Commercial Precincts, providing:**
 - a mixture of retail, office and commercial uses with possible residential units above;
 - a “main street” pedestrian shopping experience; and,
 - a critical mass of homes within a 5-minute walking distance.
6. **Foster Socio-economic and Age Mixed Communities, providing:**
 - a variety of housing types and tenures; and,
 - services for a diversity of lifestyles and life-stages.
7. **Increase Transportation Choices, providing:**
 - a connected multi-modal transportation system; and,
 - a network of dedicated pedestrian and cycling routes.

2.2 NEIGHBOURHOOD CONCEPT PLAN

Based on sound principles for the incremental and sustainable development of Vernon’s future urban growth areas, the Okanagan Hills Neighbourhood Plan represents a significant departure from conventional approaches to community design. The basic composition of the community includes a broad range of closely integrated land uses as well as a variety of tourist commercial, residential and recreational opportunities. The distinguishing elements of the Neighbourhood Plan are described below:

2.2.1 Built Form & Land Use

- Employ Hillside Development Standards to ensure that built form responds to the complex topography and minimizes the physical, visual and environmental impact of hillside development. Built form should complement the hillside setting.
- Create a Tourist Commercial precinct at the terminus of the village entry road at a density of 60 units per acre to a maximum of five storeys.
- Establish a working vineyard operation and retail winery on the lower slopes of Okanagan Hills, providing a unique agri-tourism opportunity supported by the development of estate villas and cottages.

- Establish a Hotel as a commercial anchor within the Resort Village.
- Provide Resort Residential uses within the neighbourhood to support the Village Centre. Residential densities are expected at 12 units per acre.
- Develop two residential precincts on the lower boundary of the Okanagan Hills lands to complete and compliment the existing Appaloosa and Sunnyview subdivisions.
- Focus higher-density residential uses in the Resort Village areas. Provide multi-family residential housing opportunities on the lower terraces of the Neighbourhood Plan area with spectacular lake views.
- Sensitively integrate an 18-hole championship golf course on the upper hillside plateau, centered on the Village Centre with its associated amenities.
- Establish a retail “Main Street” to compliment the proposed clubhouse and Resort Hotel uses, providing neighbourhood services and amenities within the resort community.
- Permit mixed uses along the Village Commercial “Main Street” to create a continuous street edge of at-grade retail, providing for an enhanced sidewalk environment, including cafes, galleries and outdoor programming.
- Create positive, well-detailed public realm spaces within the Village Centre through the design of public squares and plazas established in conjunction with the commercial and residential uses developed as part of an urban village.
- Preserve and enhance important views and visual or cultural amenities afforded by the Bella Vista landscape.
- Minimize the amount of streetlight and other nighttime ambient light to preserve the rural experience of the Bella Vista highlands.

2.2.2 Parks & Environmental Protection

- Preserve large contiguous areas of natural open space to conserve habitat diversity. Incorporate Golf Course transition zones to clearly separate and buffer high-intensity recreational uses.
- Establish unimpeded wildlife movement corridors to support wildlife movement and habitat connectivity.
- Remediate disturbed areas and enhance environmentally sensitive areas, particularly high elevation wetlands and grasslands impacted by cattle grazing activity.
- Utilize a combination of source control and low-impact development practices for on-site stormwater management, improved water quality and water conservation.

- Promote on-site reuse and water conservation measures and encourage the use of treated wastewater for golf course irrigation.

2.2.3 Parks & Community Facilities

- Designate a series of three publicly dedicated parks to provide recreation opportunities and to ensure the preservation of unique ecosystems and habitat zones for plant and wildlife survival.
- Establish a dedicated public trail network to connect with existing and future trails as part of the GVPRD's *Ribbons of Green* recreational trail system.
- Support the development of the Grey Canal heritage trail within the historic alignment of the irrigation channel, providing east-west trail connections as part of regional trail system.
- Employ alternative park maintenance standards to protect the Bella Vista highlands from harmful source pollutants.
- Promote on-site reuse and water conservation measures and encourage the use of treated wastewater for golf-course irrigation.

2.2.4 Transportation & Circulation

- Employ Hillside Street Standards to minimize required earthworks and hillside disturbance, establish a narrowed street right-of-way, and implement a lower design speed for increased neighbourhood safety.
- Develop a main resort entry linking Bella Vista Road with the resort's Village Centre. Provide for the future expansion and servicing of the future resort residential precincts, secondary commercial village and vineyard connecting with the future Scott Road Truck Route, if required, and Upper Tronson Road.
- Create a coherent, multi-modal circulation system to provide direct routes to important neighbourhood destinations and encourage non-motorized modes of transportation.
- Provide emergency access into the Okanagan Hills clustered neighbourhood where feasible through restricted emergency access routes.
- Provide a continuous accessible pedestrian environment to encourage walking and cycling as part of a system of public walkways, streets and trails for convenient access.
- Ensure that resort parking addresses access, landscaping standards, safety and the need to limit its exposure to the public street frontage so as to maintain a high quality pedestrian experience.

3 LAND USE ELEMENTS

The general land use designations for the Okanagan Hills Neighbourhood Plan are outlined in **Schedule A**. This Section describes the proposed land use elements, their planning rationale and associated development policies intended to guide the future development of Okanagan Hills.

3.1 TOURIST COMMERCIAL

3.1.1 Description of Designation

The Tourist Commercial designation is intended to create an attractive, vibrant, pedestrian friendly commercial area that remains active throughout the day and into the evening. To accomplish this, tourist commercial land uses include hotel, resorts, restaurants, cafés, commercial recreation, entertainment venues, park and natural areas, and small retail spaces, such as gift shops and boutiques.

Tourist Commercial uses in Okanagan Hills are focused in two distinctive locations establishing two unique precincts. The first tourist commercial node is located in the southeastern corner of the Okanagan Hills property on a hillside promontory along the resorts main entry. An estate winery and vineyard cottages create a spectacular venue for wine tasting by day and fine dining by night. The vineyards are almost 24 hectares in area, representing 11% of the plan area. The focus for the winery will be on producing organic and chemical-free wine products of distinctive quality.

The second commercial node is the Resort Village located at the intersection of the resort's major roads. Tourist Commercial uses associated with the Resort Village include golf course clubhouse, hotel and associated shops and services. The prominent and central location of the Village Centre provides convenient access for visitors and residents. Fronting both sides of the village main street is a variety of small-scale mixed-use retail and office services. The village commercial precinct opens to the south onto a hillside plaza and gathering place at the resort hotel. Village Centre uses are sensitively integrated within the landscape, offering spectacular views of the rugged uplands, Okanagan Lake and the Commonage highlands. While the majority of dwelling units will be designed for permanent residents, approximately 550 units in the Tourist Commercial precincts will be used for short-term tourist accommodation. Tourist Commercial uses account for a gross area of 45.49 hectares, or the equivalent of 15% of Okanagan Hills' lands.

3.1.2 Rationale

In keeping with *Plan Vernon*, the Tourist Commercial areas in Okanagan Hills will provide a variety of accommodation, restaurants, cafes, recreation and entertainment venues, retail stores and boutique shops. These services and amenities will support and enhance Vernon's growing tourism sector as well as local resident needs. The Retail Winery on the slower slopes of Okanagan Hills will serve a growing agri-tourism niche market. The Tourist Commercial precinct will also create additional opportunities for public access to the Bella Vista Highlands.

3.1.3 Policies

- a) Require all development within the Tourist Commercial designation to obtain a Development Permit as outlined in the Okanagan Hills Neighbourhood Plan Section 4.
- b) Encourage resort buildings to address the street so as to create a well-defined public realm. Parking should be provided behind buildings where possible or screened through landscape design to establish a pedestrian-friendly environment and reduce the visual impact of surface parking areas.
- c) Reinforce and strengthen the viability of the Village Centre by permitting mixed-use buildings with commercial activities on the lower storeys and residential uses above. Ensure that commercial development is not located above residential uses.
- d) Encourage the development of a strong street edge through the street orientation of entrances, balconies, and at-grade retail along Main Street to enhance pedestrian activity through the introduction, for example, of small outdoor cafés, convenience stores, restaurants, and shops.
- e) Establish landscape buffers that create a transition between residential uses and adjacent commercial buildings and parking lots through the use of well landscaped yards or medians containing a layer of shrubs, trees and lower walls where required.
- f) Encourage and facilitate the provision of shade and protection from the elements for pedestrians along Main Street, through the provision of awnings, overhangs, canopies and/or arcades over the sidewalk.
- g) Facilitate the shared use of parking spaces in the Village Centre to accommodate the variety of uses and their required parking. Shared parking prevents the construction of large parking areas that are vacant for parts of the day or in the evening that might visually detract from the resort experience.
- h) Require the provision of pedestrian amenities such as benches, human-scaled lighting, street trees, garbage receptacles and bicycle racks in the Village Centres.
- i) Require that sidewalks and parking areas be designed according to barrier free access standards.

3.2 RESIDENTIAL LOW DENSITY

3.2.1 Description of Designation

Low Density Residential lands will allow Okanagan Hills to develop as a resort *community* as well as a tourist destination. The Resort Residential designation is intended for detached single-family dwellings and ground-oriented multi-family residential homes. Low-Density Resort Residential uses account for approximately 32% of the total development area. Areas designated as Low Density Residential are permitted densities up to 30 units per hectare or 12 units per acre.

Low Density Residential precincts are situated where slope gradients are less than 30 percent. A total of ten clustered residential precincts are sensitively integrated into the varied hillside terrain to achieve minimal disturbance and create a healthy balance of residential development and open space. The majority of Low-Density Residential uses are situated on the high elevation plateau above 600 metres. Three northern residential precincts are integrated within the golf resort: the Western Rise, Summit and Eastern Neighbourhoods. On the lower slopes of the Okanagan Highlands, two residential precincts at the lower entry to the resort community provide both single-family and multi-family development capacity.

3.2.2 Rationale

Resort Residential uses establish a significant population in the Okanagan Hills Neighbourhood Plan area. Low Density Residential uses are carefully integrated within the Bella Vista hillside landscape using a clustered approach so as to preserve open spaces and protect sensitive natural features. The Low Density Residential designation attempts to establish a high-level of interconnectivity between residential, tourist commercial and park areas and golf course, fostering a livable, pedestrian scale environment. The residential precincts are well connected by walking and cycling paths to permit easy access to neighbourhood amenities and services without the use of a vehicle.

A variety of ground-oriented residential housing types and lot sizes afford a mix of housing opportunities and also allow for the transition from residential to tourist commercial uses. Resort residences are oriented towards the street and are sited so as to minimize disturbance to hillsides and to take advantage of hillside vistas.

3.2.3 Policies

- a) Ensure that residential development addresses the vision outlined in the Okanagan Hills Neighbourhood Plan Section 2 and that future development respects and is compatible with the Okanagan Hills Neighbourhood Plan policies.
- b) Require the use of Hillside Development Guidelines to sensitively integrate all residential development into the hillside landscape of Okanagan Hills.
- c) Encourage the provision of a variety of housing forms and lot sizes to provide a diversity of residences to support a range of income levels and age groups.
- d) Require all multi-family development within the Residential designation to obtain a Development Permit as outlined in Section 4 of this Neighbourhood Plan.
- e) Require building form and the arrangement of residential and accommodation units to address livability and privacy issues.
- f) Secure additional community amenities as part of new development for public and semi-private open space and facilities such as pedestrian green spaces between buildings, hillside pocket parks and squares.

- g) Require the provision of pedestrian amenities such as universally accessible pathways, benches, and street trees along major streets.
- h) Require that sidewalks and parking areas be designed according to barrier free access standards.

3.3 PARKS & ENVIRONMENTAL NETWORK

3.3.1 Description of Designation

Parks and Open Space designations are intended for the preservation of natural landscapes and the outdoor recreation pursuits of residents and visitors. This designation accommodates both active and passive parks for community recreation and enjoyment. Open spaces protect sensitive habitats and provide corridors for wildlife movement, trails, riparian and aquatic habitat. Together, parks and open spaces, as illustrated in **Schedule B - Park & Environmental Network Plan**, account for 53% of the total Neighbourhood Plan area.

The Neighbourhood Plan aims to identify, conserve and enhance environmentally sensitive lands. The Plan seeks to avoid and mitigate the impacts of development in hazardous lands, on lands of high environmental sensitivity, and near critical wildlife habitat. The most significant local environmental features in Okanagan Hills are the grasslands, rocky outcrops, steep ravines, woodland complexes and surrounding wetlands. An Environmental Summary, prepared by EBA Engineering Consultants Ltd., is included in this report (**Appendix A**). The Plan also responds to both air and water quality through community designs encouraging sustainable modes of travel in addition to vehicular use (such as for cycling and walking), improved site treatments and active remediation of disturbed lands.

3.3.2 Parks and Open Space Elements

PUBLIC PARKS

Three scenic landscape parks, totaling an area of 56 hectares or 137 acres, offer destination public recreation in the Okanagan Hills community while preserving important landscapes representative of the Bella Vista Range.

The **Village Knoll** acts as a staging area for public trails that loop around the highland ponds and connect into the larger recreation network. Linked with the village plaza, the village knoll park serves as a defining landmark element in the Resort Village. The 2.15 hectare (5 acre) park serves also to protect a prominent rocky knoll and rare stand of mature Douglas Fir forest.

The **Ponderosa Park** on the far northwestern edge of the plan area is adjacent to the 4th green and offers spectacular views over the north arm of Lake Okanagan. This park, with its Ponderosa Pine forest, has a cooler climate than other parts of the plan area due to its northern aspect. In addition to the proposed network of public trails and lookout pavilions, the park provides area for the development of a new wetland pond.

The **Grey Canal Park** and community heritage trail along the Grey Canal at the southern boundary of the plan area re-establishes an important link to Vernon's agricultural past. The Grey Canal will provide connections to the east through the Coldstream Valley Estates and connecting with the East Vernon Trail as part of the Ribbons of Green network. The western trail alignment is along the Blue Jay subdivision, south around Turtle Mountain and west following the right-of-way to Okanagan Lake. The adjacent Agricultural Land Reserve will be extended to include Canal Park, and the entire park will be dedicated as public parkland.

RESORT PARKS

There are four small-scale resort neighbourhood parks in the plan area, offering green space, and amenities such as playgrounds and tennis courts, for resort residents. Together, the resort parks make up almost 3 hectares of the plan area, and are named: **Lakeview**, **Western Green**, **Coulee Park** and **Village Commons**.

ENVIRONMENTAL RESERVE

In addition to the public and resort parklands, the Plan also sets aside significant lands for Environmental Reserve. In total, Environmental Reserve lands compose 14% of the plan area, representing 41 hectares (101 acres), in three distinct sensitive portions of the plan area.

The **Rangeland Reserve** is located in the lower third of the plan area, preserving a large contiguous area of what has been described as "one of the most extensive, and best quality grasslands remaining in the North Okanagan Basin Ecosystem" (Greater Vernon Natural Areas/Features Inventory: 1993). The significant 37 hectare park makes up 26% of the plan area and will offer passive recreation and landscape protection from adjacent residential, commercial and golf course development. Encompassing wetlands, mature upland forests and grasslands, the Natural Area Park will preserve and protect important landscapes beyond the boundaries of the other park types. The Reserve will protect specific sensitive environmental features, such as open grasslands, rocky outcrops, sensitive wetlands and riparian areas as well as steep hillsides with slopes greater than 30%.

Moose Pond Reserve is located along the far western edge of the plan area adjacent to the 3rd green. This reserve is 1.24 hectares in area, and is intended to protect the small wetland and intermittent riparian meadows and rocky cliffs bisected by the Neighbourhood Plan boundary.

The **Aspen Reserve** is located in the far northeastern portion of the site and is composed of three parcels. Measuring almost 3 hectares in area, the Aspen Reserve protects portions of the Aspen forest that are not already protected in the other parks and conservation areas.

WILDLIFE CORRIDORS

Intended to be naturally vegetated and relatively undisturbed, east-west and north-south wildlife corridors provide routes of movement into and through Okanagan Hills for indigenous wildlife. While predominantly maintained in their natural state, pathways may be developed in each corridor providing access and trail linkages with the Okanagan Hills park system. A series of designed wildlife crossings is

proposed for road crossings to provide safe passage for wildlife along established routes of movement.

CONSERVATION AND GOLF COURSE AREA

Other sensitive lands outside of parks and environmental reserves, including the existing and proposed wetlands, will be included in a Conservation Area. The Conservation Area will be approximately 97 hectares (240 acres) in size, representing 33% of the plan area. Encapsulated in the Conservation Area is the 18-hole Okanagan Hills Golf Course. This championship course has been designed to minimize its active development footprint to 25 hectares in area (8.4 % of the plan area). Several existing wetlands, proposed stormwater detention facilities and ravines have been incorporated into the golf course design. In order to protect the sensitive features outlined in the preliminary environmental impact assessment (Appendix A), the detailed design of the course will be informed by the specific assessment recommendations listed.

GOLF TRAILS

A significant network of trails for walking and cycling, as well as a separate, dedicated system of golf cart paths, will be provided in the Okanagan Hills community. Neighbourhood trails and pathways will allow residents and visitors to access key community destinations and recreational areas along a variety of alternative routes. The designated golf cart paths are designed to minimize conflict with other modes of transportation.

3.3.3 Rationale

An extensive park and environmental network is the cornerstone of the design concept for the Okanagan Hills community. Given the highlands' rugged terrain, and sensitive grasslands, wetlands and woodland forests, the intent of parks and opens spaces is to thoughtfully integrate residential uses within the Bella Vista landscape.

The Neighbourhood Plan aims to identify, conserve and enhance environmentally sensitive lands. The Plan seeks to avoid and mitigate the impacts of residential, commercial and golf course development on hazardous lands, on lands of high environmental sensitivity. The Plan responds to both air and water quality through community designs encouraging improved site treatments and sustainable modes of travel in addition to vehicular use (such as for transit, cycling, and pedestrians).

The Environmental Impact Assessment in Appendix A provides analysis of the site's significant environmental features and habitat zones. The Parks & Open Space Plan preserves representative ecosystems to ensure that all habitat types are protected in the future.

3.3.4 Policies

Hillside Protection

- a) Protect sensitive features and lands with a slope greater than 30 percent through the establishment of designated Hillside Protection Areas either by

dedication (public) or by restrictive covenant (private) at the time of development. These areas should be maintained in a naturally vegetated, undisturbed state.

- b) Carefully integrate the golf course into the natural open space and, where possible, incorporate natural features into the course design.
- c) Develop and implement an Integrated Pest Management Plan (IPM) to minimize the use of fertilizers, pesticides and herbicides to encourage the sensitive management and maintenance of the golf course while controlling the spread of noxious and invasive weeds.
- d) Retain natural vegetation where possible and encourage the use of native and drought resistant vegetation for new development.
- e) Preserve the major ravines in their existing condition and include a 5m no-disturb setback from the top of the ravine on each side.

Parks & Trails

- f) Provide open space and parkland for the recreational use and enjoyment of residents and visitors.
- g) Provide pathway linkages that connect the village, parks and residential precincts.
- h) Provide for connections from the trails system in Okanagan Hills to the pathways designated in the GVPRD's *Ribbons of Green* trail system for recreational enjoyment and stewardship education. The alignment of trails shall be sensitive to environment, wildlife and surrounding residential uses.
- i) Prepare a pathway plan to guide shared trail use to minimize user conflicts within golf course open spaces. Incorporate anticipated routes of travel into a path system to minimize unmanaged trail establishment through natural areas.
- j) Incorporate a range of trail classes to provide for a range of recreational use and skill.
- k) Establish destination points such as areas for sitting, picnicking and informal lookouts.

Environmental Protection, Wildlife Corridors & Stormwater Management

- l) Provide natural reserves that are representative of existing ecosystems on the site. Each habitat type should be represented, and individual areas should be large enough to sustain plant life and wildlife.
- m) Restore existing damaged habitat. A partial habitat restoration of sagebrush area may have already occurred naturally with the removal of cattle from the site.

- n) Develop a Revegetation/Weed Control Plan to ensure minimal loss of dry soils, reduced weed invasion and improved visual resource management.
- o) Develop a Wildlife Management Plan to minimize confrontations between humans and predators such as bear and cougar, and to address methods of preventing the integration of adaptable species such as raccoons into residential and commercial uses.
- p) Provide wildlife corridors linking the reserves with each other and with adjacent lands. Wildlife corridors should allow for both north-south and east-west movements. Provide culverts under roadways where required to allow for the passage of small mammals.
- q) Provide a 20m wide low-lying wildlife corridor along the Grey Canal.
- r) Provide Environmental Protection Plans (EPPs) for riparian areas, wetlands, ravines and golf course roughs at the Development Permit or subdivision stage. These should include areas of retention, areas of enhancement, and erosion control measures.
- s) Prohibit the use of fertilizers, pesticides and herbicides within 10m of any open wetland or ephemeral stream.
- t) Protect riparian areas by developing a Stormwater Management Plan that mimics pre-development flow patterns and rates, using ravines and gullies.
- u) Adhere to the recommendations for stormwater management presented by EBA Engineering Consultants Ltd. in the *Preliminary Assessment for Stormwater Disposal* for the Okanagan Hills development (Appendix C).
- v) Implement water conservation methods for residential and golf course development to minimize impact on natural vegetation. Measures to be used include the use of rain sensors, organic mulch in planting beds and lawns, yearly aeration and regular maintenance of irrigation systems.

Golf Course Development

- w) Minimize the footprint of highly manicured areas (tees, greens and fairways).
- x) Preserve natural out-of-bound areas during development and restore if disturbed following development.
- y) Utilize turf grass varieties that require less water to mimic the natural hydrology of the Bella Vista landscape.
- z) Integrate treed and herbaceous roughs into the golf course design, creating a grassland-type environment immediately adjacent to the manicured portions of the golf course.
- aa) Selectively retain vegetation to jointly limit access to sensitive steep ravines and gullies and to prevent disturbance of wildlife habitat and soil erosion, and to link roughs.

3.4 PUBLIC & INSTITUTIONAL

3.4.1 Fire Protection Services

Okanagan Hills summit is located approximately 7km from the nearest City of Vernon Fire Hall. While this distance is within the accepted “5 mile/5 minute” fire protection response time standard, Okanagan Hills community will adhere to the City of Vernon sector plan dictates the use of non-combustible and fire retardant building materials within forest interface areas, and the implementation of sprinkler systems in all buildings. Okanagan Hills will incorporate the requirement for sprinkler systems within architectural guidelines that will govern all construction within Okanagan Hills. In conjunction with the City of Vernon Fire Department, Okanagan Hills will undertake a forest interface assessment to identify areas where the use of non-combustible or fire-retardant roofing and siding will be mandatory. The internal road network will need to be designed in such a way that enables emergency access to lands beyond.

3.4.2 School Services

Following discussions with both the School District No. 22 and the City of Vernon, it is recommended that a future school site is not required for the Okanagan Hills Neighbourhood. This recommendation is made in light of the anticipated resort. It is recommended that Okanagan Hills and School District No. 22 make a mutual effort to accommodate school transportation needs if and when they arise in the future.

3.5 TRANSPORTATION

A sustaining community design provides a choice of transportation modes and routes. The Neighbourhood Plan for Okanagan Hills is carefully designed to facilitate walking and cycling as viable modes of transportation within the community and in adjacent areas of the Bella Vista highlands.

To minimize the overall impact of road construction in the hillside landscape, the Plan proposes the use of Hillside Street Standards (**Appendix D**).

3.5.1 Policies

- a) Apply established Hillside Street Standards throughout the site to minimize cut and fill in road construction and preserve existing topography (**Appendix D**).
- b) Adhere to the recommendations for traffic management and village parking requirements presented by Hamilton & Associates in the Okanagan Hills Traffic Summary (**Appendix C**).
- c) Provide a trail network to accommodate walking and cycling.
- d) Integrate golf cart traffic safely into the Neighbourhood Plan so as to minimize conflicts.
- e) Provide sidewalks on at least one side of the road.

- f) Create a positive pedestrian realm within the Plan through the provision of wide pathways, street trees, landscaping, special paving treatments, and coordinated street furniture.
- g) Apply street design that minimizes impermeable surfaces and apply innovative design elements, such as pervious asphalt or block pavers.
- h) Provide for secure bicycle storage, such as bike racks in highly visible locations.

3.6 UTILITIES

The expansion of the City's infrastructure will be necessary to accommodate the proposed future development in Okanagan Hills. Schedules D, E, F illustrate the utility servicing concept for the Okanagan Hills Neighbourhood Plan. While recognizing the importance of satisfying the functional demand created by the growth in population and business activity, the planning of new infrastructure will also take into account environmental development impacts and in particular, stormwater management.

3.6.1 Water Distribution Plan

The proposed Okanagan Hills development will be serviced by the domestic water source available in Bella Vista Road (**Schedule D – Water Distribution Master Plan**). It is understood that the Greater Vernon Water Utility Master Water Plan includes a future extension of the Kalamalka Lake water source to the Neighbourhood Plan area. This extension will involve the construction of a pump station and reservoir that will provide a HGL (Hydraulic Grade Line) of approximately 550m. At this HGL, all lands below the elevation of approximately 525m will be serviced from this source. Servicing of lands above the 525m elevation will require the construction of a booster station and reservoir.

Based on the proposed development plan and existing site topography, a reservoir at an elevation of approximately 815m will be required to service the uppermost development precincts. To support these service elevations, the water system will include two booster stations and two reservoirs. The two-stage booster station system will provide a discharge pressure of approximately 200 psi or the equivalent of 2 pressure zone boundaries. Booster station and reservoir sizing will be designed based on the City of Vernon design criteria. The land uses proposed will most likely require fire flows between 60 litres/sec for single-family residential and 150 litres/sec for the hotel. The elevations, locations and sizing of these systems will be dependent on the final design of the subject lands and the development opportunities of the adjacent lands.

Irrigation

The significant water demand generated by the Okanagan Hills Golf Course irrigation will be serviced by a separate system using reclaimed water from the treatment plant. Through the DCC program, a water line will be extended to the Bella Vista area from the treatment plant. This line will ultimately be incorporated into the irrigation system for other agricultural lands in the Bella Vista area. A

booster station on Bella Vista Road will be constructed to pump to a series of ponds within the golf course lands. These ponds will be used for both golf course irrigation and storage. Depending on the water quality and regulations, these ponds may also be incorporated into the storm water management plan.

3.6.2 Drainage Master Plan

The focus of the storm water management concept illustrated in **Schedule E – Drainage Master Plan**, is to retain as much of the water on-site. Incorporating and routing storm water flows through ponds on the golf course will accomplish this. While it is possible to manage on-site storm water on the upper portions of the development, storm water on the lower portions of the Neighbourhood Plan area will be routed down through the existing drainage courses to the south.

The storm water management plan for the Lakeridge Estates development routed the minor flow from much of the lands above Bella Vista Road (approximately 228 hectares) through the storm sewer system within Lakeridge Estates and proposed that the major system be directed through the old VID Right-of-Way on the west end of the site. The Lakeridge Estates Storm Water Plan will be followed in completing the detailed storm water management plan for the subject lands.

To reduce the amount of stormwater piped into municipal storm system on Bella Vista Road, the storm water planning will incorporate many of the following principles where possible:

- Provide ditch drainage instead of piped systems;
- Minimize catchment area size and direct to existing gullies where possible;
- Within gullies, provide detention opportunities by installing berms or dams;
- Within larger development areas, incorporate local ponds for storm water detention that discharge to an overland flow route at a controlled rate; and,
- Provide ground water infiltration where possible.

The overland flow route for the upper portion of the lands is to the north and through the First Nations land. As all of this area will be tributary to ponds incorporated in the golf course, and the release rate from the ponds will be designed to match predevelopment flows.

3.6.3 Sanitary Sewer System

All lots within the subject lands will be serviced by a gravity sanitary sewer system that is connected to the existing City sewer system (**Schedule F – Sanitary Sewer Master Plan**). The existing City sewer system provides two points of connection for the development lands. Both these connection points are within Lakeridge Estates below Bella Vista Road. Extensions of the most easterly line will be required to service the development precincts in the southeasterly part of the Okanagan Hills development. This service extension will likely go through the existing developed areas of Pinto and Appaloosa Roads, providing the opportunity for these properties

to be connected to the sewer system. The development precincts in the southwestern corner of the Plan Area will most likely connect to the sewer line near the middle of Lakeridge Estates.

The development precincts on the upper portions of the subject lands could be routed to either the eastern or western sewers. This decision will likely be made based on the phasing of the development, as downstream capacities are not an issue. Sewer servicing of the development precincts on the upper bench area of the subject lands will require sewer pump stations to be constructed as these lands fall to the north away from gravity system.

3.6.4 Shallow Utilities

The Okanagan Hills Neighbourhood Plan Area will be serviced with underground hydro, telephone and cable service, as well as gas servicing.

3.7 NEIGHBOURHOOD LAND USE SUMMARY

Table 1. Okanagan Hills Development Summary

Parcel Development Yield					Area		x	Density	=	Yield
Parcel	Implementing Zone	Land Use	Gross Area ha	Slope >30% ha	Developable Area			Density UPA		Yield Units
					ha	ac				
A	RC	Tourist Commercial	1.14	0.62	0.52	1.28		2		3
B	P4	Resort Park	0.66	0.00	0.66	1.63		-		-
C	RR	Residential Low-Density	24.08	9.31	14.77	36.50		3.5		128
D	RC	Tourist Commercial	23.77	11.04	12.73	31.46		3		94
E	P2	Public Park	6.09	2.11	3.98	9.83		-		-
F	RR	Residential Low-Density	14.63	4.45	10.18	25.15		4		101
G	RR	Residential Low-Density	1.46	0.44	1.02	2.52		4		10
H	P1	Public & Institutional	1.14	0.11	1.03	2.55		-		-
I	P3	Environmental Reserve	37.27	26.05	11.22	27.72		-		-
J	P3	Resort Park	0.14	0.00	0.14	0.35		-		-
K	RR	Residential Low-Density	18.48	4.37	14.11	34.87		4		139
L	P1	Public & Institutional	0.14	0.06	0.08	0.20		-		-
M	P3	Environmental Reserve	1.24	0.36	0.88	2.17		-		-
N	P2	Public Park	6.67	4.87	1.80	4.45		-		-
O	RR	Residential Low-Density	5.24	1.88	3.36	8.30		4		33
P	P1	Public & Institutional	0.11	0.03	0.08	0.20		-		-
Q	RR	Residential Low-Density	14.53	3.30	11.23	27.75		4		111
R	P3	Resort Park	1.78	0.52	1.26	3.11		-		-
S	RC	Tourist Commercial	11.00	1.60	9.40	23.23		11		255
T	P4	Resort Park	0.24	0.00	0.24	0.59		-		-
U	RC	Tourist Commercial	3.61	0.20	3.41	8.43		19		160
V	RR	Residential Low-Density	8.66	0.96	7.70	19.03		4		76
W	RR	Residential Low-Density	6.97	0.72	6.25	15.44		4		62
X	P2	Public Park	2.15	0.82	1.33	3.29		-		-
Y	RC	Tourist Commercial	5.97	2.94	3.03	7.49		5		37
Z	P3	Environmental Reserve	2.85	0.37	2.48	6.13		-		-
ZZ	P4	Conservation & Golf	97.40	37.30	60.10	148.51		-		-
Total			297.42	114.43	182.99	452.16		n/a		1210

Note: Schedule A – Land Use Plan illustrates parcel location within the Neighbourhood Plan area.

Table 2. Okanagan Hills Land Use Summary

Land Use	Implementing Zone	Gross Area		Slope >30%		Area		x	Density	=	Yield
						Developable Area			Density		Units
		ha	%	ha	%	ha	ac		UPA		units
Conservation & Golf	P4	97.40	33		33	60.10	148.51		-		-
Residential Low-Density	RR	94.05	32	25.43	22	68.62	169.56		3.5 to 4		660
Tourist Commercial	RC	45.49	15	16.40	14	29.09	71.88		2 to 19		550
Environmental Reserve	P3	41.36	14	26.78	23	14.58	36.03		-		-
Public Park	P2	14.91	5	7.80	7	7.11	17.57		-		-
Resort Park	P3	2.82	1	0.52	0	2.30	5.68		-		-
Public & Institutional	P1	1.39	0	0.20	0	1.19	2.94		-		-
Total		297.42	100	114.43	100	182.99	452.16		n/a		1210

4 DEVELOPMENT PERMIT AREA

(Designated pursuant to Section 919.1(1) (f) of the Local Government Act).

Within "Development Permit Areas" land shall not be subdivided, nor shall the construction of a building or building addition for which a building permit is required be commenced unless the owner first obtains a development permit. However, a development permit shall not be required for the construction of a one- or two-family dwelling or additions thereto on lands currently zoned for one or two-family residential under the City of Vernon Zoning Bylaw.

In accordance with the Official Community Plan of the City of Vernon, development permits will be required for multi-family residential, tourist commercial, and identified environmental features located in the Okanagan Hills Neighbourhood. In particular, these development permits will be required for all lands within 15 metres of a watercourse; multiple family residential development with more than four units; and, areas designated Tourist Commercial.

Fire Limits and Interface Area

In addition to the Development Permit areas, *Plan Vernon* identifies a Fire Limits and Interface Area. The entire Okanagan Hills Neighbourhood Plan area is identified as a Fire Limits and Interface Area. Any subdivision plan in the identified area will require a fire hazard assessment with appropriate recommendations on how to reduce fire hazards on the lands. Recommendations will include landscape, land and building maintenance, use of building materials, building siting and the location and types of trees and other vegetation (Policy Development Permit Policy 18 – *Plan Vernon*).

4.1 ENVIRONMENTAL OBJECTIVES

- a) To protect watercourses from potentially negative impacts of residential, commercial and recreational uses.
- b) To provide sufficient measures for the prevention of wildlife and associated destruction of public and private resources.
- c) To provide the Bella Vista highlands with protection from wildfire, through provision of emergency water servicing.

4.2 MULTIPLE FAMILY RESIDENTIAL OBJECTIVES

- a) To ensure a sound relationship between different land uses in the Development Permit Areas, and between those uses and adjacent park and single-family residential areas.
- b) To ensure a coherent neighbourhood character that supports multi-family and commercial uses.

- c) To protect watercourses from potentially negative impacts of residential, commercial and recreational uses.
- d) To encourage high-quality multi-unit residential development that ensures sufficient private open space for residents.
- e) To ensure a high level of design and construction quality into the development of the Plan's private and public realms.
- f) To ensure that adequate circulation for all transportation modes is maintained.

4.3 TOURIST COMMERCIAL OBJECTIVES

- a) To ensure a sound relationship between different land uses in the Development Permit Areas, and between those uses and adjacent park and single-family residential areas.
- b) To ensure a coherent neighbourhood character that supports multi-family and commercial uses.
- c) To ensure a high level of design and construction quality into the development of the Plan's private and public realms.
- d) To protect watercourses from potentially negative impacts of residential, commercial and recreational uses.
- e) To ensure that adequate circulation for all transportation modes is maintained.

4.4 GUIDELINES TO ACHIEVE OBJECTIVES

- a) Proposed sites for new development shall be of a configuration that does not result in remainders of land that would be difficult to develop for the uses designated on Schedule A.
- b) The form, siting and character of new commercial and multi-family residential development should take into account established adjacent development and shall, where appropriate, provide screening or a landscape buffer to lessen impact on adjacent lands.
- c) All development on steep terrain should be designed in a manner that minimizes the requirement for cut and fill. Building and roof forms should compliment the surrounding terrain.
- d) All developments should be substantially landscaped and a Landscape Plan be submitted for each proposed development.
- e) All lands within 15 metres of a watercourse and or wetland shall be adequately protected from abutting development, and, if required, be enhanced.

- f) An environmental development permit will be undertaken by a professional registered biologist for all identified environmentally sensitive features located in the proposed development areas prior to subdivision.

5 SCHEDULES

- SCHEDULE A : LAND USE PLAN
- SCHEDULE B : PARK & ENVIRONMENTAL NETWORK PLAN
- SCHEDULE C : STREET HIERARCHY PLAN
- SCHEDULE D : WATER DISTRIBUTION PLAN
- SCHEDULE E : DRAINAGE MASTER PLAN
- SCHEDULE F : SANITARY SEWER PLAN

VERNON, BC

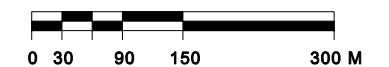
MARCH 2004

LEGEND

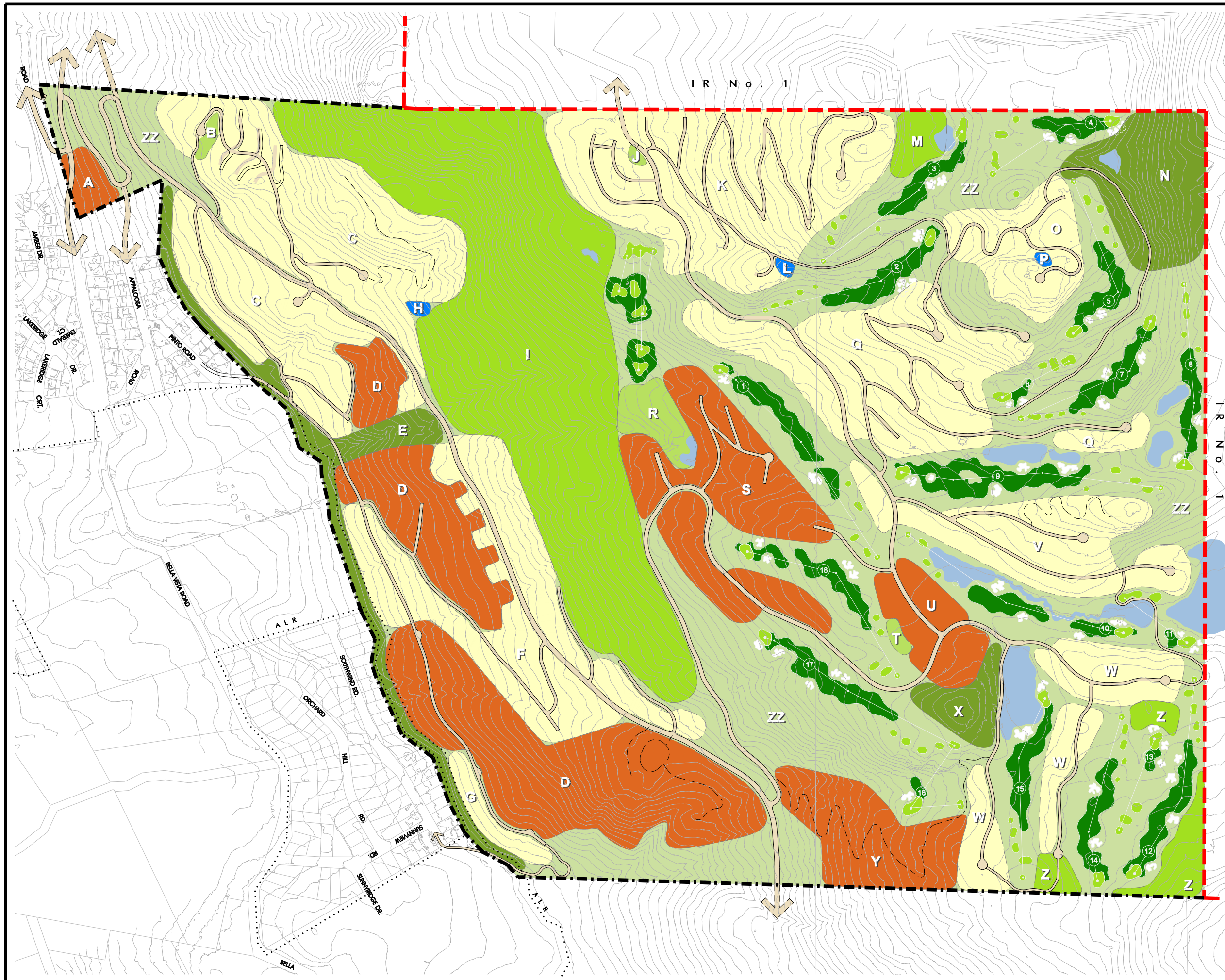
-  City of Vernon Boundary
-  Neighbourhood Plan Area
-  Residential Low-Density
-  Tourist Commercial
-  Public Park
-  Environmental Reserve
-  Resort Park
-  Conservation Areas
-  Golf Course
-  Public & Institutional
-  Proposed Roadways



ORIGINAL SCALE 1:7500



CITY OF VERNON
BRITISH COLUMBIA











OKANAGAN HILLS NEIGHBOURHOOD PLAN

VERNON, BC

Schedule B PARK AND ENVIRONMENTAL NETWORK PLAN

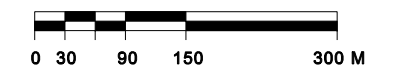
MARCH 2004

LEGEND

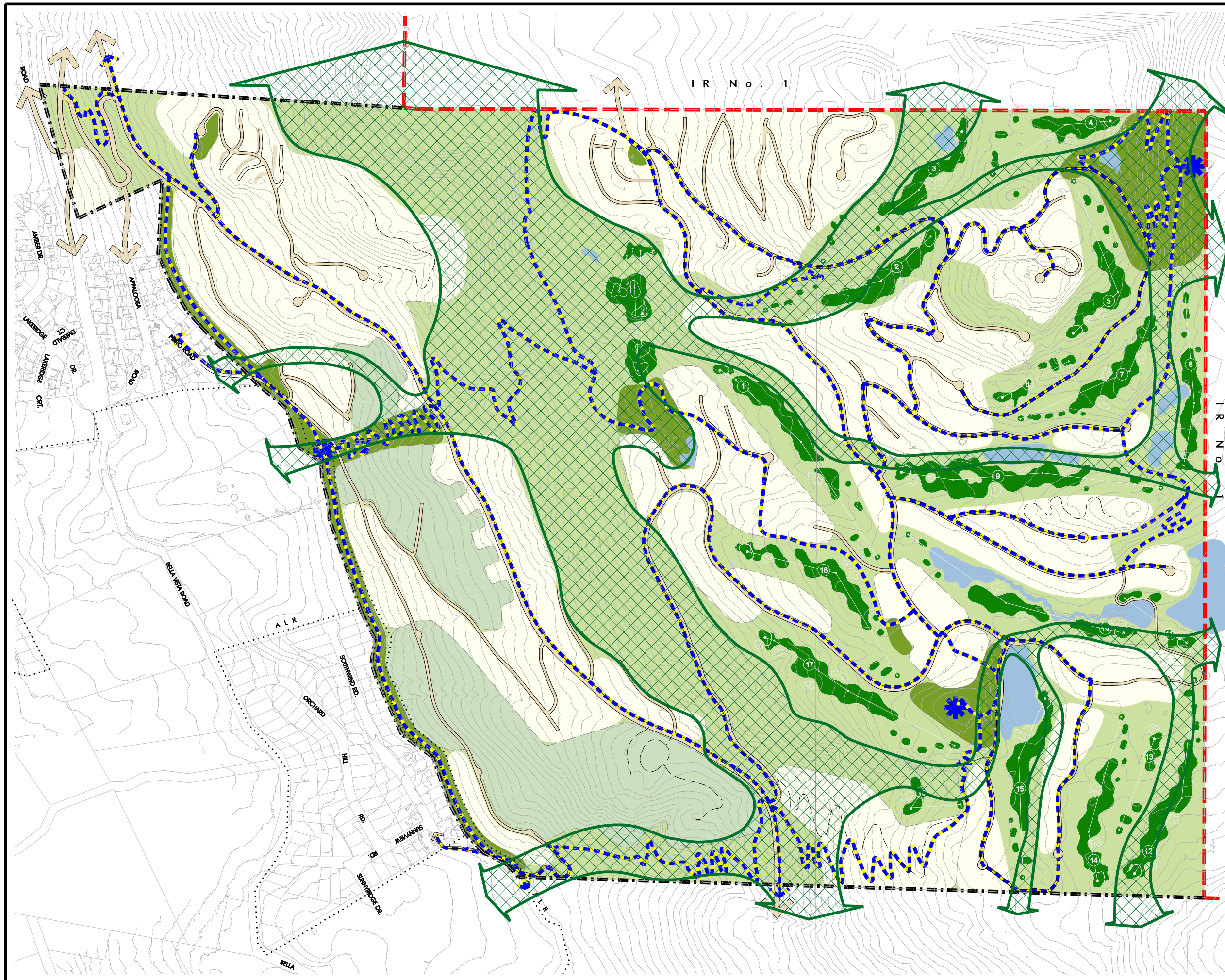
-  City of Vernon Boundary
-  Neighbourhood Plan Area
-  Public & Resort Parks
-  Golf Course
-  Conservation Area
-  Vineyard
-  Unimpeded Wildlife Movement
-  Recreational Pedestrian Network
-  Park Pavilion & Lookout



ORIGINAL SCALE 1:7500



CITY OF VERNON
BRITISH COLUMBIA



OKANAGAN HILLS NEIGHBOURHOOD PLAN

VERNON, BC

Schedule C STREET HIERARCHY PLAN

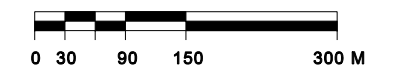
MARCH 2004

LEGEND

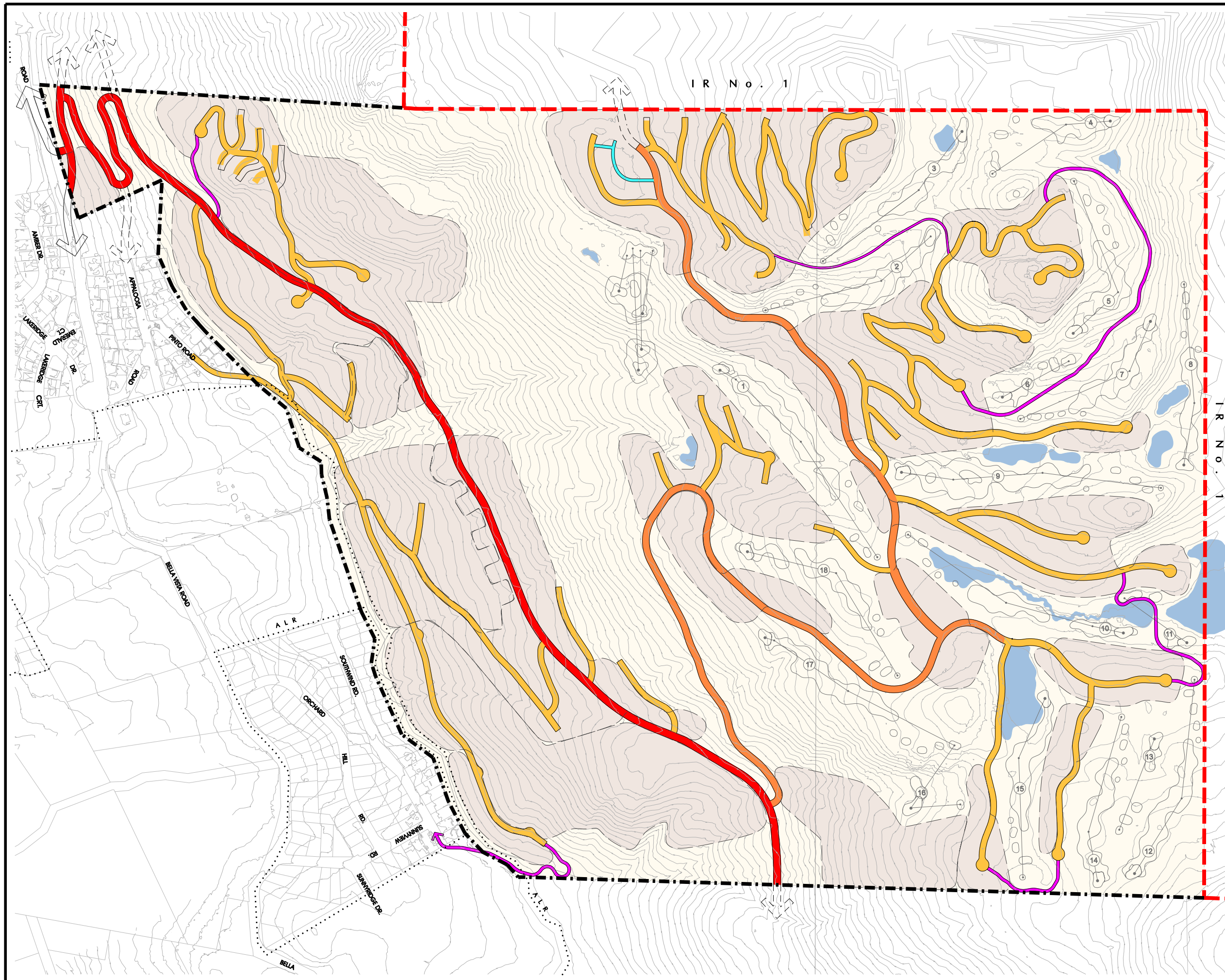
- City of Vernon Boundary
- Neighbourhood Plan Area
- Hillside Arterial
- Hillside Collector
- Hillside Local
- Public Lane
- Emergency Access
- Golf & Natural Areas
- Development Areas



ORIGINAL SCALE 1:7500



CITY OF VERNON
BRITISH COLUMBIA



OKANAGAN HILLS
NEIGHBOURHOOD PLAN

VERNON, BC

Schedule D
WATER DISTRIBUTION
MASTER PLAN

MARCH 2004

LEGEND

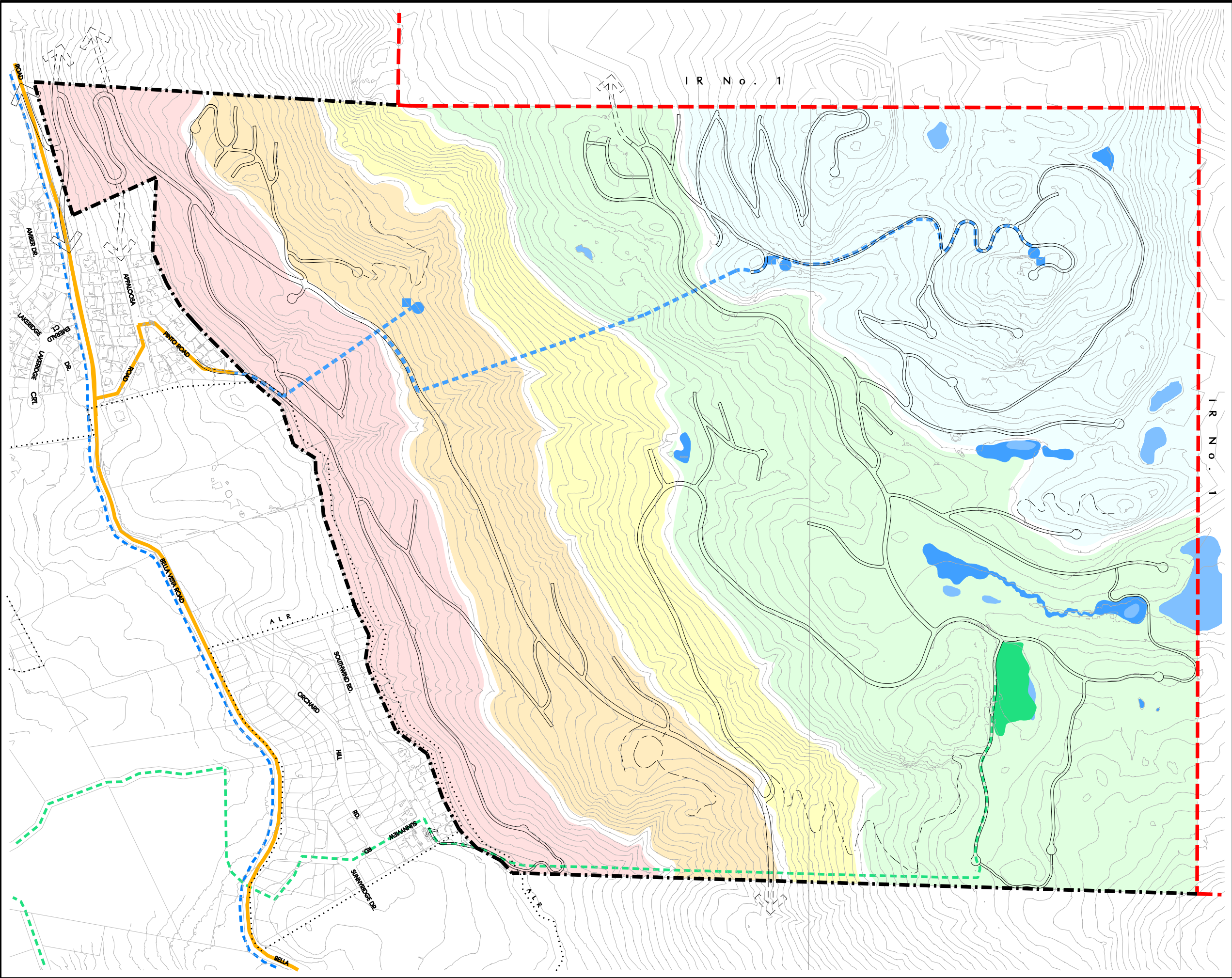
- City of Vernon Boundary
- Neighbourhood Plan Area
- Pressure Zone 815
- Pressure Zone 750
- Pressure Zone 680
- Pressure Zone 620
- Pressure Zone 550
- Proposed Potable Water Reservoir
- Proposed Water Pump Station
- Proposed Potable Water
- Existing Potable NOWA Water
- Proposed Potable Kal-Lake Water
- Proposed Reclaimed Irrigation Water
- Proposed Irrigation Reservoir

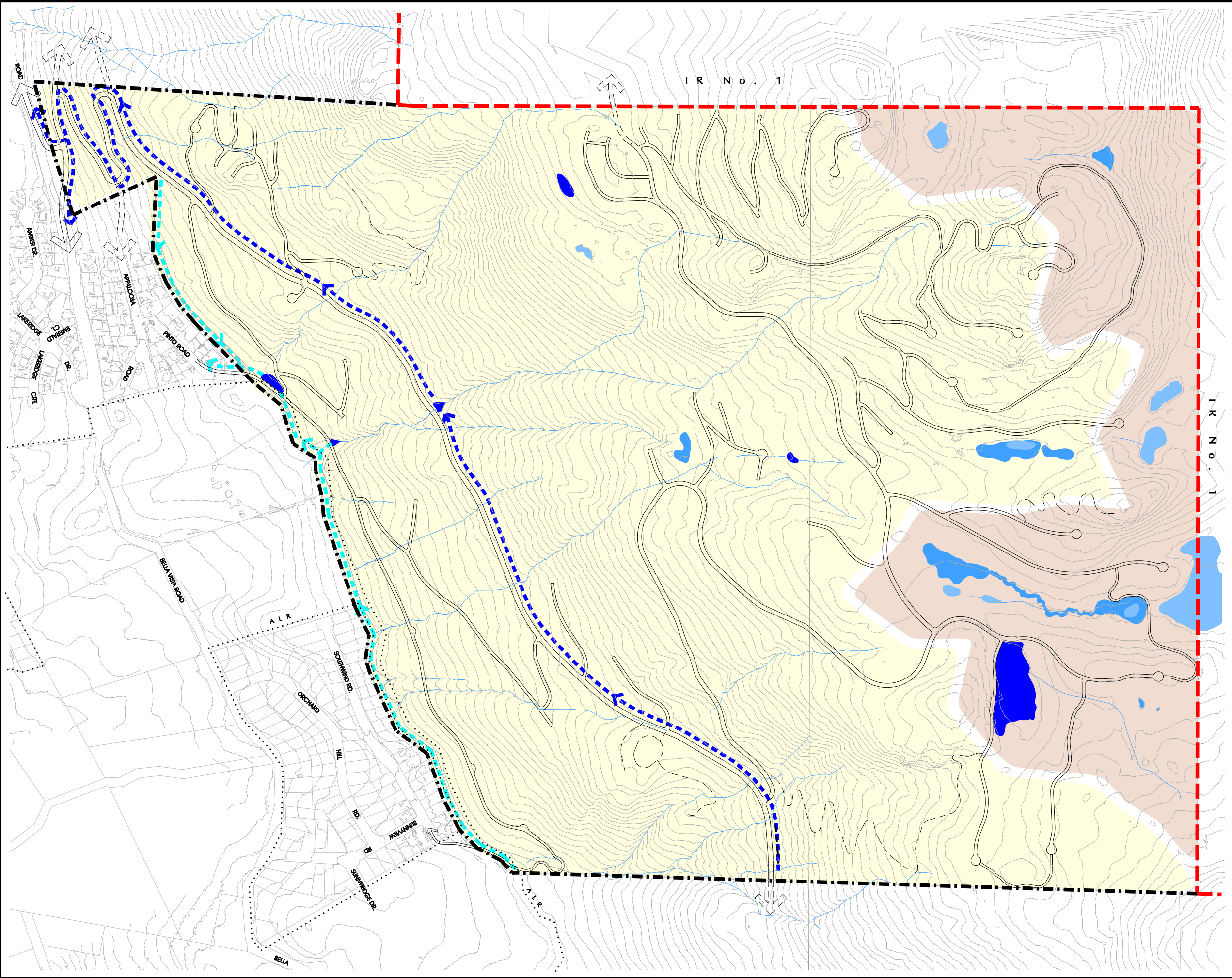


ORIGINAL SCALE 1:7500



CITY OF VERNON
BRITISH COLUMBIA





OKANAGAN HILLS
NEIGHBOURHOOD PLAN

VERNON, BC

**Schedule E
DRAINAGE
MASTER PLAN**

MARCH 2004

LEGEND

- City of Vernon Boundary
- Neighbourhood Plan Area
- North Water Catchment Area
- South Water Catchment Area
- Retained Existing Ponds
- Proposed Wetland Enhancements
- Existing Drainage Courses
- Potential Retention Area
- Grey Canal Swale
- Roadside Swale



ORIGINAL SCALE 1:7500



CITY OF VERNON
BRITISH COLUMBIA









OKANAGAN HILLS NEIGHBOURHOOD PLAN

VERNON, BC

Schedule F SANITARY SEWER MASTER PLAN

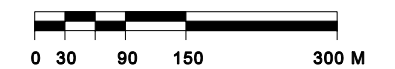
MARCH 2004

LEGEND

-  City of Vernon Boundary
-  Neighbourhood Plan Area
-  Gravity Sanitary Zones
-  Pumped Sanitary Zones
-  Proposed Gravity Sewer Main
-  Existing Gravity Sewer Main



ORIGINAL SCALE 1:7500



CITY OF VERNON
BRITISH COLUMBIA

